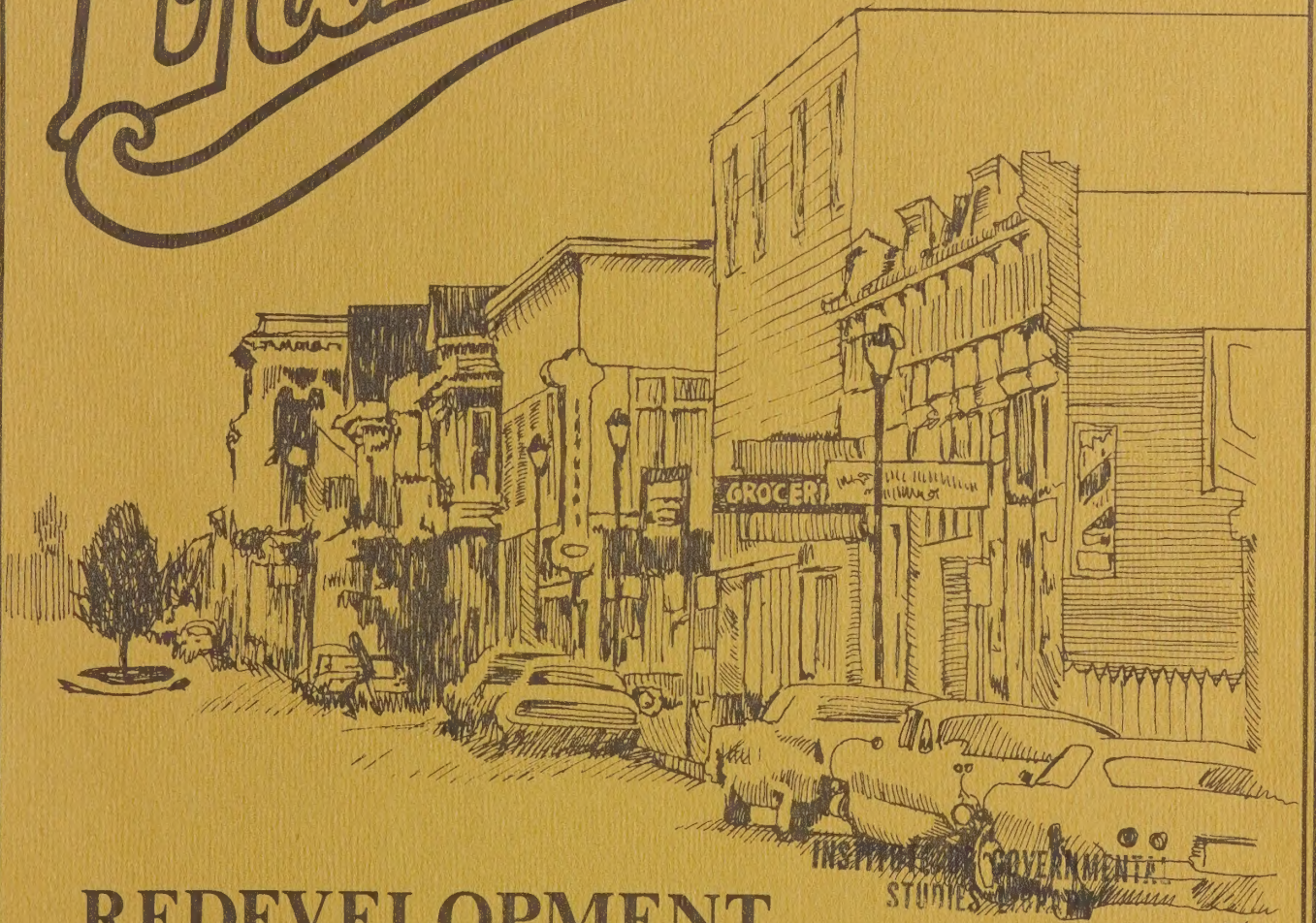


Eureka



REDEVELOPMENT AGENCY

MAY 14 1984

UNIVERSITY OF CALIFORNIA

INFORMATIONAL SUMMARY

December 1983

8701554

EUREKA REDEVELOPMENT AGENCY
(INCORPORATED FEBRUARY 3, 1970)

Information Summary

Date: January 1984

AGENCY MEMBERS

Fred J. Moore, Jr., Chairman

Jim Howard


Jim Worthen

Bonnie Gool

Cliff Stewart

Tom McMurray, Jr.

Robert Stockwell, Executive Director



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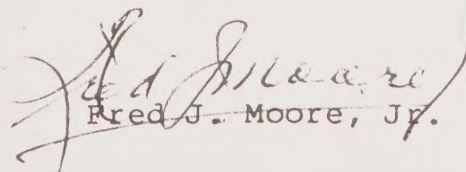
January 1984

This past year has been an exciting one for all of us entrusted with various functions of city government.

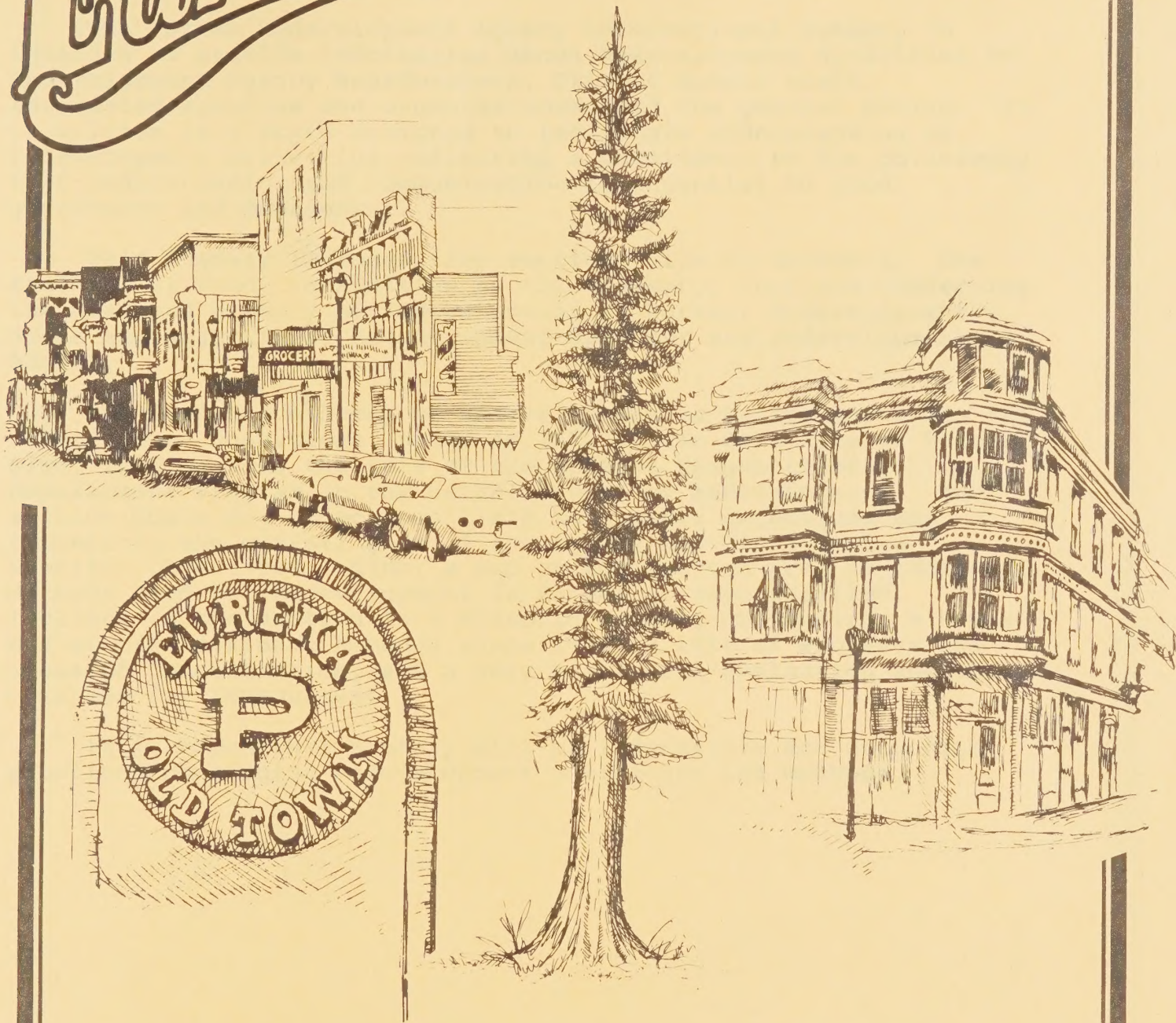
The Redevelopment Agency has seen several major changes take place with new staff and a reorganization of the Agency. This has produced change and a time of new fresh beginnings. Redevelopment in Eureka is growing older, maturing, and with maturation comes change. This change is designed to increase productivity and efficiency.

This Informational Summary details the activities of the Redevelopment Agency and it expresses our commitment to aggressively attract investors and businesses to Eureka. We are committed to programs which will make Eureka a better place to live and work. Toward this end, we must have a spirit of positive dedication and cooperation to move us towards a prosperous future.

Sincerely,


Fred J. Moore, Jr.

Eureka



Summary

SUMMARY

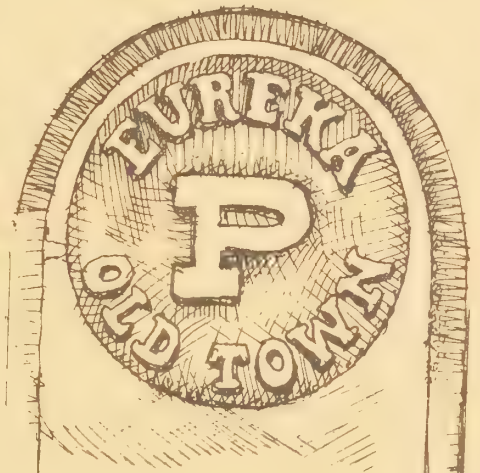
The Eureka Redevelopment Agency Informational Summary is intended to provide information about Redevelopment Activities to Redevelopment Agency Boardmembers, City of Eureka staff, interested agencies and organizations, and the general public. It is written in a style designed to facilitate understanding of redevelopment activities reflecting a commitment to the philosophy that understanding and communication is essential to good government and management.

This Summary includes five sections plus an appendix. The reader will find, in addition to this Summary, sections concerning the Need and History of Redevelopment in Eureka; Redevelopment Goals and Objectives; Redevelopment Methods; and Redevelopment Budget.

The Need and History of Redevelopment in Eureka describes the deteriorated conditions, prior to 1970 of the Core Area of Eureka. Also, it discusses the role of the Federal Neighborhood Development Program in the establishment of Redevelopment. The section Goals and Objectives lists Management Objectives and reiterates the overall goal of the Agency and lists twelve specific objectives. Also, a map of the Project Area is included. Methods used for Redevelopment in Eureka is next detailed. Included in the section is a Historic Summary of Funding, a break-out of Tax Increment Revenue since 1974, a list of Projects and Areas of Concentration, and a very brief Self-Evaluation and list of areas for improvement.

It is hoped this Summary will be informative and encourage questions concerning redevelopment activities and methods.

Eureka



Need to
Redevelop

NEED AND HISTORY
OF
REDEVELOPMENT IN EUREKA

Prior to 1970, the Core Area of Eureka was badly in need of revitalization. The area contained many deteriorated and deteriorating buildings of historical and architectural significance. Signs were apparent of advanced decay, inadequate amenities, business, and public facilities along with rampant disinvestments.

In the area of "Old Town", things were worse. The area was contributing little to the City's economic welfare due to declining property assessments and low sales tax revenues. In effect, "Old Town" did not generate nearly enough revenues to the City to pay for City services to the area.

Under the Federal Urban Renewal Program, with its major source of funding being the Federal Neighborhood Development Program, the Eureka Redevelopment Agency was established to address these problems. These initial grant monies were used by the Agency in starting the Redevelopment Program in the "Old Town" revitalization project. During this same period of time the Agency, in cooperation with the State of California Division of Highways (Cal Trans), prepared its "Core Area Development Plan" in response to the proposed freeway and other community issues, in an attempt to deal with the impact of these issues on the City as a whole and more specifically, the "Core Area."

In 1973, the City and Agency adopted its Core Area Redevelopment Plan with broader boundaries than the original NDP projects (Phase I and Phase II). This expanded redevelopment project area is identified as the Eureka Tomorrow Project and encompasses approximately 960 acres (see map). The Redevelopment Agency is a separate legal entity from the City, although the City Council is designated as the Redevelopment Agency Board, and the City Manager as the Agency's Executive Director.

Eureka



Goals and Objectives

GOALS AND OBJECTIVES

Since its incorporation on February 3, 1970, the Redevelopment Agency has been working towards the overall goal as stated in the Core Area Development Plan adopted by the Agency and City Council in December 1973. The goal is as follows:

"The goal of the Redevelopment Agency is to create an economic and environmental climate conducive to stimulate progress, and at the same time maintain the qualities which make Eureka a good place in which to live, work and visit. Within this overall goal, the objectives of the Core Area Plan are to provide a detailed framework for revitalizing the Downtown Office and Commercial Areas, Industrial Area, Waterfront, Old Town improvements and increasing the quality and quantity of residential units located in the Core Area."

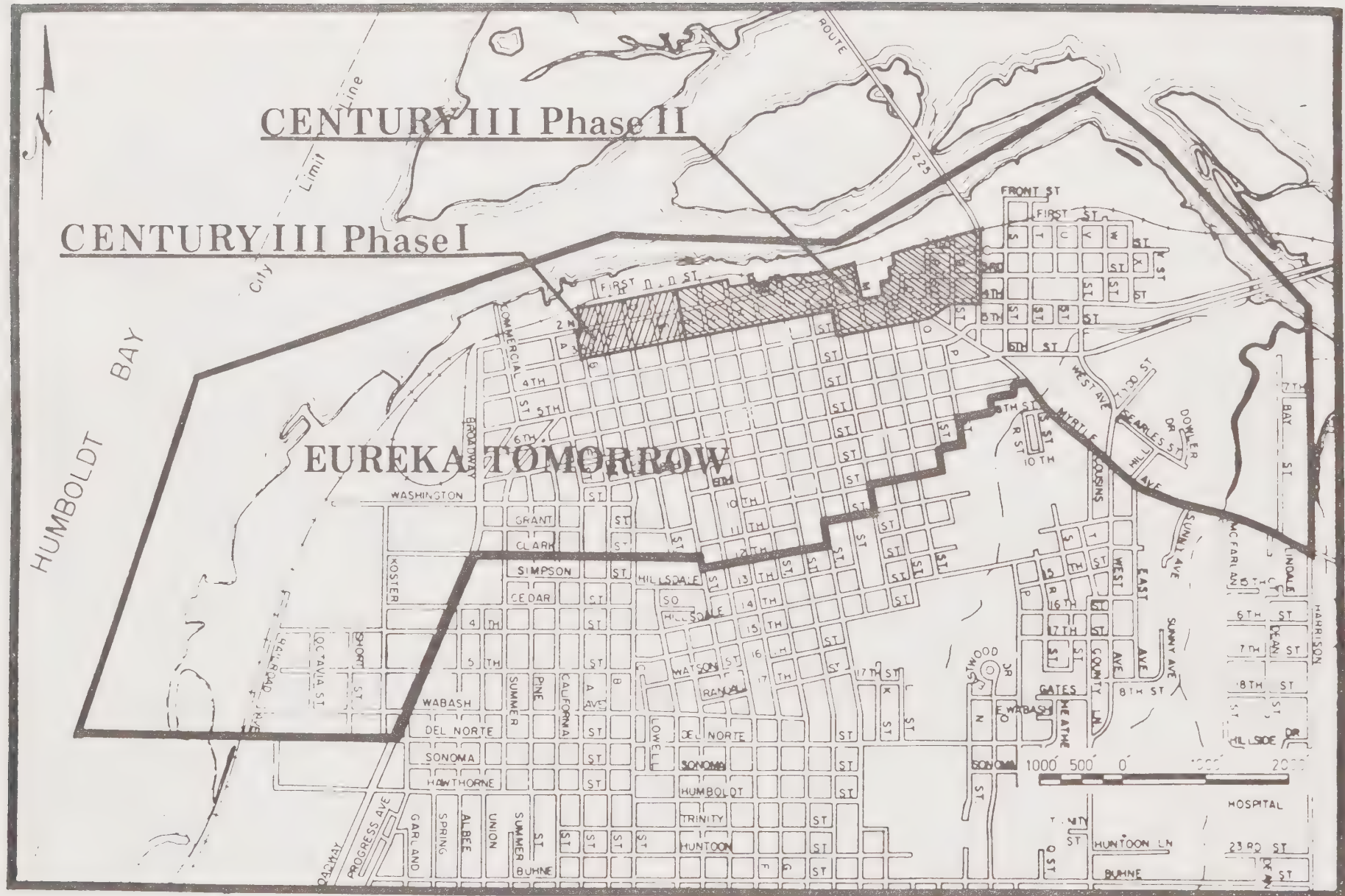
Among the specific objectives identified to achieve this goal are the following:

1. Build Eureka's Core Area into a substantial visitor attraction, to generate and maintain a healthy tourist industry.
2. Create a better downtown environment for the enjoyment, convenience and benefit of the people of Eureka and the surrounding area.
3. Bolster Eureka's position as the commercial hub of its market area.
4. Establish Eureka as the cultural and social center of the north coast.
5. Develop new and expanded employment resources for the local residents.
6. Maintain the flow of state and federal funds into the area, to help combat weaknesses in the local economy.
7. Provide diverse new housing opportunities within the Core Area, particularly for the elderly and moderate to low income groups.
8. Provide adequate, safe and sanitary housing for all persons who are displaced as a result of any action to improve the Core Area.
9. Provide adequate sites for all businesses which are displaced as a result of actions to improve the Core Area.

10. Obtain better utilization of the total Waterfront, including adequate access for public use and employment.
11. Provide adequate separation of pedestrian, passenger and commercial traffic movements, and eliminate to the greatest extent possible Core Area truck traffic once the freeway is complete, in order to minimize the adverse effects of noise and vibration.
12. Preserve the architectural and cultural heritage of Eureka by rehabilitation and restoring historic buildings and areas, thus protecting a significant record of California's past. The importance of this historical record has been recognized in the designation of the entire City as a state historical landmark.

The Core Area has a potentially exciting future and the Redevelopment Plan provides the essential framework to make the most of the assets available to the Community. Without a coordinated plan, it would become increasingly difficult to maintain functioning relationships between and among the many interrelated public and private programs. Long-range goals would tend to get lost in day-to-day shortsighted detail. The Core Area Development Plan encourages everyone to make decisions which are consistent with the overall expressed aspirations of the Community.

The plan itself describes a set of coordinated projects and programs through which an improved City Core can be achieved. It is also a coordinated composite of recommendations for the proper use of land, the improvement of streets, the creation of parks and other public spaces, identifies the need to promote "Basic Employment" industries and the staging of public improvements, and the general beautification of the overall Core Area physical environment. It also reduces the chances for implementation of projects which will not serve the long-term efforts of the program and basically waste public and private resources.



EUREKA REDEVELOPMENT AGENCY REDEVELOPMENT PROJECT AREAS

MANAGEMENT OBJECTIVES

To fulfill the goals and objectives of the Redevelopment Agency, a wide variety of methods and activities must be used. Many of these methods require direct involvement of people and organizations outside of the Redevelopment Agency. Developers, business owners, individual citizens, non-profit organizations, and other governmental agencies will all be looked to as a partner in redevelopment. All of the methods used, and partnerships formed, by the Redevelopment Agency are designed to maximize results.

This type of operational style is called entrepreneurial management; and it is the kind of operational style developing in the Redevelopment Agency. Entrepreneurial management has seven key characteristics:

Entrepreneurialship is goal oriented, not task oriented.

Entrepreneurialship is flexible; it looks for and seizes opportunities; it is aware of external forces.

Entrepreneurialship constantly challenges what is and questions what can be. It does not see tradition as an insurmountable barrier to change.

Entrepreneurialship is future oriented. It has a long-term outlook.

Entrepreneurialship is risk taking, not crazy stuff, but calculated risks. If risks are not taken, development is doomed to the lowest common denominator; not many failures, but few successes as well.

Entrepreneurialship is bottom line oriented.

Entrepreneurialship is a sense of ownership; one must act like an owner, not a bureaucrat.

With commitment to these principles, Redevelopment will continue to move forward in Eureka.

Eureka



Methods

HISTORIC SUMMARY OF FUNDING

The Redevelopment Agency, in implementing priority projects and essential programs, has thus far utilized three primary sources of funding: (1) Federal Neighborhood Development Program (NDP); (2) Federal Community Development Block Grant (CDBG) Program; and (3) locally generated Tax Increment (TI) Funds. In addition, the City and Agency have pursued various other funding sources, on a project or program basis, such as the HUD - Neighborhood Strategy Area (NSA), Section 312, Small Cities Programs and from the Economic Development Administration (EDA).

Neighborhood Development Program

The Neighborhood Development Program (NDP) began with the approval by the Federal Department of housing and Urban Development of a master contract to be reviewed and revised each year starting July 1, 1972. The total Federal Grant amount under this program for the Century III - Phase I and Phase II Redevelopment Projects was \$1,373,925.. Under this program, the City and Redevelopment Agency started its Old Town revitalization project. HUD limited the use of these initial funds to this area to achieve concentrated results and the monies were not available on a citywide basis.

Community Development Block Grant

On August 22, 1974, the Housing and Community Development Act of 1974 was signed into law and provided Block Grants designed to help create viable urban communities by providing decent housing in a suitable living environment and expanding economic opportunities, principally for persons of low and moderate incomes. These funds were made available to the City as a "Hold-Harmless" grant, principally based on the Agency's past participation in the NDP redevelopment program of Old Town. The funds were not limited to the earlier Phase I and Phase II Redevelopment Projects as were the NDP monies, but were made available for HUD approved projects throughout the Core Area and for housing throughout the City.

Beginning in 1975, the City was granted a total of \$3,038,000 over a five year period. In accordance with the specified eligible activities for the expenditure of these funds, some of the major projects completed with these monies included: Undergrounding Utilities; Construction of Parking Facilities; Land Acquisition; Street Improvements and Reconstruction; Sewer Main Replacement; Housing; and Administration and planning. A special Discretionary Grant for sewer work was also awarded at \$150,000

bringing the total of all Community Development Block Grants to \$3,188,000.

Other Funding Sources and Related Programs

Supplementary to Agency programs throughout the past eleven years, the City has successfully pursued funding from the Economic Development Administration (EDA) for a variety of specific projects within the Core Area including the EDA Fish Plant (2.8 million), Clarke Museum (\$280,000), Second Street improvements (\$329,000), 6th & "M" parking (\$66,000), Small Craft Harbor (\$413,000), Summer Street (\$304,000) and Storm Drain rehabilitation (\$300,000; for a total of approximately \$4.5 million.

In August, 1978, the City received a three year commitment for a \$1.25 million Small Cities Block Grant. The comprehensive program included funds for the acquisition and rehabilitation of an underutilized historic school facility. Funding for the project included \$1,250,000 Small Cities Block Grant; \$124,000 Housing Authority Purchase and \$119,796 from the City. This structure has been rehabilitated for use as a Senior Citizen Center, complete with meeting rooms, kitchen, and dining facility. The facility is to be leased to the Humboldt Senior Citizens Council on a nominal \$1/year fee. Additionally, the program included the rehabilitation of an old fire station into a childrens day-care-center, play area, and the sale of a portion of the site to the Eureka Housing Authority for the construction of 19 units family housing project funded from a 2.2 million HUD Grant. Construction on the Housing Authority portion of the project is scheduled to begin by January 1983.

The Redevelopment Agency participated in the implementation of this program by providing a site and up to \$185,000 to assist in the construction of a new facility to relocate the Eureka City Schools Corporation Yard, previously located at the Old Washington School site. This new facility is located in the westside industrial section of the Core Area (14th & Koster Streets). The project has accomplished the removal of a blighting influence from a predominately residential neighborhood, renovation of a historic, significant community school building and fire station, and has provided an opportunity to consolidate senior services in a centrally located facility.

On a project by project basis, or as new Federal or State Programs are announced, the City and Agency have obtained funding for specific projects from the various State and Federal agencies. Primarily, these funding sources have been for housing rehabilitation or development and have included utilization of the HUD Section 312 Rehabilitation Loan Program, HUD Section 8 and 202 substantial Rehabilitation and New Construction Programs, and financing from the California Housing Finance Agency (CHFA).

In summary, the major funding sources and special other grants utilized to date have provided to the Redevelopment Agency and the City of Eureka the following resources:

Neighborhood Development Program	\$ 1,374,000
Community Development Block Grants	3,188,000
HUD Small Cities	1,250,000
Economic Developoment Administration	4,500,000
	<u>\$10,312,000*</u>

*These figures do not include housing rehabilitation low-interest loans for private projects or the grant funds for the Silvercrest Project.

TAX INCREMENT

Tax Increment financing has now become the major source of ongoing funding for Redevelopment activities which include: planning, development, acquisition, design, clearance, reconstruction or rehabilitation, and the provision of such residential, commercial, industrial, public or other structures or spaces as may be appropriate or necessary within the boundaries of the Project or "tax increment" area.

Eureka has adopted three (3) Increment areas which are identified as Century III, Phase I; Century III, Phase II; and Eureka Tomorrow. The base year for Eureka's Tax Increment program is 1972 and the increase of subsequent year's property tax revenues over the base year's revenues comprise the annual Tax Increment generated. Through June 1983, the Redevelopment program has earned in excess of \$9.2 million. Below is a summary chart showing the total Tax Increment funds generated by FY.

TAX INCREMENT FUND

RECAP OF REVENUES

FOR FISCAL YEARS 1974-75 THROUGH 1982-83

YEAR	PHASE I	PHASE II	EUREKA TOMORROW	TOTAL
1974-75	-0-	48,187.43	277,296.04	325,483.47
1975-76	105.19	75,026.26	513,824.55	588,956.00
1976-77	5,856.34	70,593.91	1,029,477.15	1,105,927.40
1977-78	17,859.52	74,181.06	1,292,772.57	1,384,813.15
1978-79	10,686.07	47,615.94	584,462.55	642,764.56
1979-80	31,027.98	78,250.63	801,628.55	910,907.16
1980-81	24,998.51	83,973.20	706,264.55	815,236.26
1981-82	66,330.99	180,015.56	1,647,356.44	1,893,902.99
1982-83	55,055.89	175,295.74	1,305,577.31	1,535,928.94
	<hr/>	<hr/>	<hr/>	<hr/>
	\$211,920.49	\$833,139.73	\$8,158,659.71	\$9,203,919.93

PROJECTS AND AREAS OF CONCENTRATION

Old Town

The area known as "Old Town" Eureka is the jewel of the Redevelopment Agency. "Old Town", as an area, was by far the most blighted. The area was decayed with little signs of recovery. It was a drain on the City's economy.

Although, no specific information has been updated in recent years. A previous study indicated substantial increases in businesses, number of employees, assessed property values and local sales tax revenue generated as a result of Agency activities. Within one area, increases by as much as 50% for new businesses, 97% for employees, were realized between 1972 to 1976. Since 1976, there has been continued increase in the number of businesses as properties are rehabilitated, but more importantly, the type of businesses now within this area has changed significantly, attracting greater tourist and retail shopper sales. With an increase in new businesses located in the Old Town areas, greater job opportunities now exist, especially in the service related areas. Increased property values from the Agency's 1972 base year has been realized in the increased tax increments being generated within the project areas, for use in stimulating further public and private improvements.

To encourage private investment within "Old Town", the Redevelopment Agency utilized Federal funding to redesign and construct public improvements. These included Old Town Square (the "Gazebo" which was the City's first major urban pedestrian center), the reconstruction of Second Street from "B" to "M" Streets and the adjoining sidewalks, construction of Clarke Plaza and its parking facility on Third and "E" Streets, and a number of parking lots throughout "Old Town", Downtown and the Core Area as a whole. These improvements, although significant, have only begun to address the problems of downtown within the framework provided by the Core Area Development.

Consistent with the objectives of the Agency's plans, continued maintenance of the City's resources, whether they be public facilities or private property improvements, remain as a critical element in the overall success of the program.

One tool the Agency has utilized to ensure maintenance of building resources, has been that of facade easements. These "public view" easements have been granted or purchased by the Agency as part of an overall rehabilitation project whereby, the owner is committed to undertake certain improvements to the structure in return for the Agency's participation. Presently, the Agency holds some 29 facade easements, primarily located in the immediate Old Town area. The maintenance of these easements are the responsibility of the property owner.

North Waterfront Development

The Redevelopment Agency has actively pursued improvements to Eureka's waterfront. However, most of the activity had been thwarted by long standing Tideland litigation. With the conclusions and settlement of the litigation, development is beginning. Of this development, the most exciting is the Halvorsen Project.

The Halvorsen Village Development Project includes a 210 room Hilton Hotel structure, restaurant, coffee shop, 17,000 square feet of seating space, 87 space recreational vehicle facility, and 599 car landscaped parking area. In order to provide primary access to the Halvorsen Village Development Project, the City will be constructing a new segment of Waterfront Drive immediately south of the private site from "L" to "T" Streets including all utilities and necessary railroad crossings. The hotel site itself will occupy approximately 1.5 acres of the total 14 acre site. A Recreational Vehicle Park will be approximately 4.9 acres. The remaining portions of the site will provide for Waterfront Drive, landscaped parking, and a future 20 shop open air mall and professional office building. The project is in the final plan preparation stage with demolition and site clearance expected to be underway in December 1983.

The Halvorsen Village Development Project has received preliminary funding approval from the Federal Development Action Grant program and will be financed in part with Certificates of Participation issued by the Redevelopment Agency. The hotel/recreational vehicle facility and office-retail complex projects 311 full-time permanent jobs needed for development of the site. Additionally, the City has received funding from the California Coastal Conservancy for the construction of East Plaza located East of the proposed hotel project. The East Plaza Project has been previously designed, including engineering plans, specifications and estimates. Additionally, the Halvorsen Project has received a Notice Of Intent To Issue A Coastal Permit, subject to satisfactory completion of certain conditions, by the California Coastal Commission. The City has also approved a Modified Freeway Agreement with the California Department of Transportation to accommodate Waterfront Drive and Shoreline Access, which is being processed currently by the State. As part of the Conservancy grant, the City will construct a pedestrian boardwalk along the Northern edge of the Halvorsen Hotel.

Public Improvements

In addition to street and plaza improvements, public parking has been provided at scattered sites throughout the Core Area. A total of over 400 spaces have been improved. An additional 85 spaces are provided on a temporary basis on the Agency property located behind the Carson Mansion.

Parking continues to become a greater issue as more businesses are attracted to the downtown/oldtown area. The problem of employee parking is one of the areas in which improvements can be made that will have a significant effect on the overall parking situation.

The Agency has been instrumental in the completion of many cultural improvements for the Community including assisting the Eureka Heritage Society secure a location and constructing a permanent structure to house the nationally recognized Romano Gabriel Wooden Sculpture Garden. Assistance is being given to rehabilitate the historic Hose Co. #4 structure, to be eventually associated with a fire station museum.

Industrial Area

Limited private development activity has taken place within the westside industrial area thus far, due primarily to unsettled tideland and coastal issues, insufficient public infrastructure and uncertain economic conditions. Significant improvements have been made in recent years by the City for streets, drainage and sewage systems opening the way for development interest to consider this area for new facilities. The Agency's participation in the relocation of Orié & Mac Heating and Sheet Metal, Inc. is one example of assistance. It is anticipated that as the coastal and tideland issues become settled, additional opportunities for development will occur, and greater utilization of the Bay and Waterfront industrial properties realized.

Owner-Participation

As provided in the Redevelopment Law, the Agency has encouraged desired development of their property by entering into specific Owner-participation Agreements. These agreements provide for Agency assistance for improvements and are utilized by encouraging the property owner to develop or redevelop property to its greatest potential, consistent with the community's architectural and historic character.

Since 1975, the Agency has entered into a total of forty-one (41) agreements (see appendix for project summary sheets). The combined approximate total to construction value for development, verses the cost of Agency participation, pursuant to these agreements by project area has been:

	<u>Construction Value</u>	<u>Participation Cost</u>	<u>Ratio</u>
Century III-Phase I	\$ 3,956,004	\$ 352,162	11:1
Century III-Phase II	1,585,507	172,343	9:1
Eureka Tomorrow	13,446,153	937,593	14:1
TOTAL	<u>\$18,987,664</u>	<u>\$1,462,098</u>	<u>12:1</u>

Housing

This past year, many of the housing activities previously performed by the Redevelopment Agency were absorbed by the City's Administrative Services Department. This was done to provide coordination of housing activities within and without the Redevelopment Area. The net result of this change should be greater efficiency in meeting the housing needs of Eureka residents. Programs such as the Eureka Residential Assistance Program (ERAP) will continue through the Administrative Services Department.

Other Activities

The Agency is involved with several projects which are unique and difficult to categorize. These activities include the Repertory Theatre Expansion, Victorian Commons, Community Conference Center, and Local Development Corporation. Each activity contributes in a unique way to the realization of redevelopment goals.

Repertory Theatre Expansion: This past year, the Agency, at the behest of the Ferndale Repertory Theatre, retained the services of Bailey Consulting Associates. The Repertory Theatre wished to explore the feasibility of expanding to Eureka. The Agency realizing the contributions Theatre can make in additional jobs, pedestrian traffic, increased nightlife, and cultural enhancements agreed to assist the Repertory Theatre. For a cost of \$13,500, Bailey Consulting Associates conducted a two part study identifying a structure to house Theatre, methods of acquisition, organizational needs, and an implementation plan. The Agency will continue to follow-up this project.

Victorian Commons: Victorian Commons is a planned development to be located adjacent to the Carson Mansion containing newly constructed and relocated Victorian homes. This project's multiple purposes are: save houses of historical significance, increase housing stock, provide infill, increase property value (currently, the area is a parking lot), and contribute to the aesthetics of the "Old Town" area. Plans call for specifications and designs to be developed during FY 83/84.

Community Conference Center: Efforts to construct a Community Conference Center in Eureka have continued at a steady rate since 1978. Currently, Eureka is without a municipal facility of the caliber required to attract Conventions, Trade Shows, and the like. Since 1978, when the Eureka Community Conference Center feasibility study was conducted by Economic Research Associates, there has been a strong community effort, aided by the Redevelopment Agency, to construct a Eureka Conference Center. Now, in conjunction with the Halverson Project, work on the Conference Center may progress at a more rapid rate. It is projected that the Agency will play a significant role in the development of the Conference Center with

the inclusion of \$99,850 in the 83/84 Budget for Conference Center site acquisition.

Local Development Corporation: For the past year, the Agency has had a working relationship with the Local Development Corporation. The LCD and the Agency are to work together to promote business and industry in the Redevelopment area. Results are still out on this project; although, it is expected to produce major results.

SELF-EVALUATION

No discussion of Redevelopment Activities would be complete without a pause for self-evaluation and identification of areas for improvement. The Eureka Redevelopment Agency has made a significant impact on the City of Eureka. The success of the Agency can be determined in both quantitative and qualitative ways. Still, there is much the Agency can do to improve management and performance. The following are a few of the Agency's "weakspots".

Inadequate and incomplete monitoring of projects.

Tardy development of industrial sites.

Inadequate methods of evaluating the worth of a project relative to each other.

Lack of an Agency evaluation tool.

The Agency purposes to improve its performance through the following methods:

Computerization of project monitoring.

Improved communication to and from the residents of Eureka.

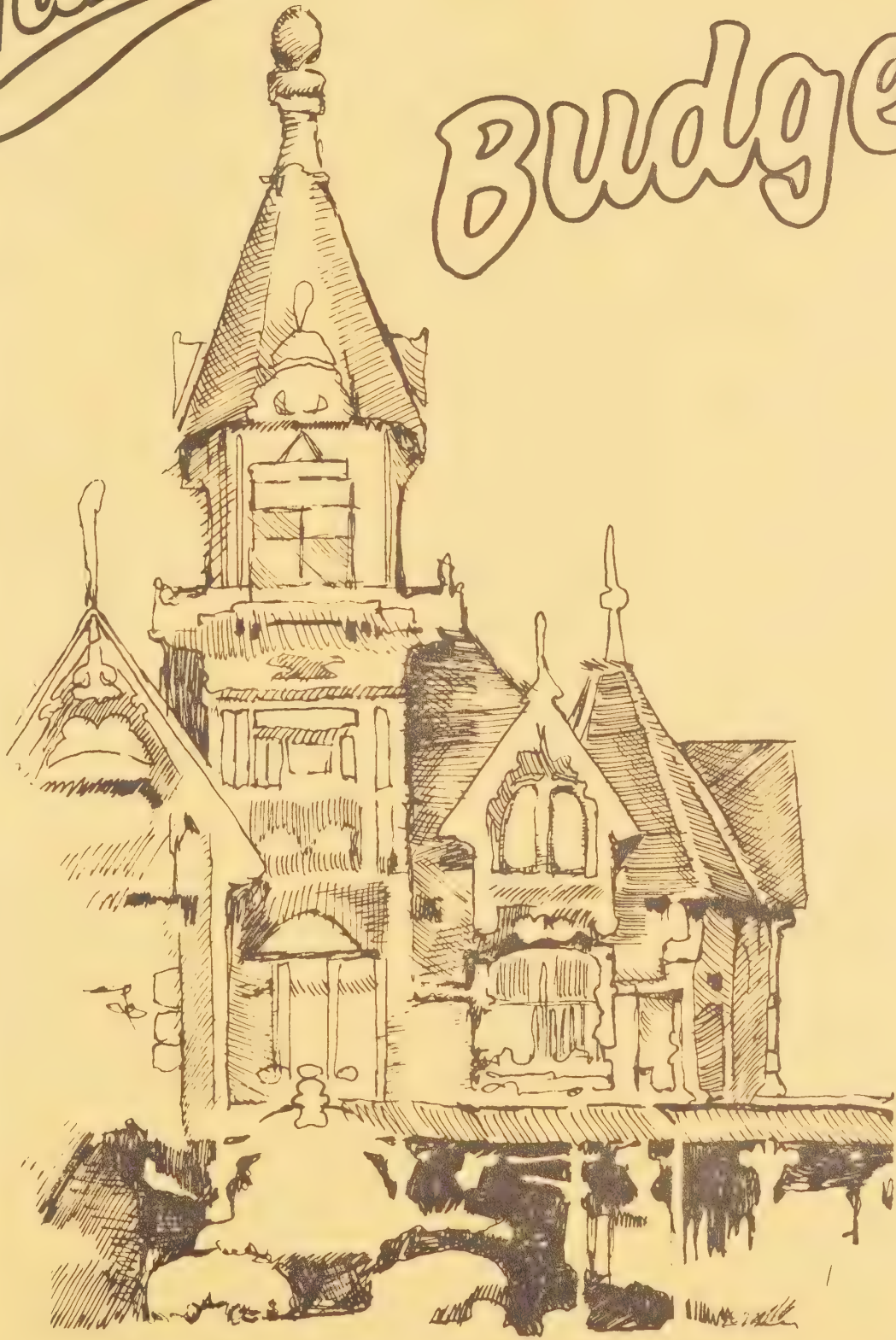
Develop stronger "linkages" with individuals and organizations interested in the growth and financial well-being of Eureka.

Develop a long-range program to attract investors to Eureka.

Develop a system to facilitate property improvements by homeowners and small business operators.

Eureka

Budget



BUDGET

The Agency's goals and values are identified and defined through the yearly budget process. The adopted FY 83/84 Budget includes funding for the following:

Century III - Phase I

Balance Forward	\$13,569	
Estimated Revenue	<u>30,000</u>	
Total Available		\$43,569
Projects Budget*	<u>43,500</u>	
Estimated Balance Forward		
6/30/84	69	

*Project Budget includes funding for:

1) Core Area Owner-Participation Agreements	\$43,500
---	----------

Century III - Phase II

Balance Forward	\$143,258	
Estimated Revenue	<u>110,875</u>	
Total Available		\$254,133
Projects Budget*	<u>214,090</u>	
Estimated Balance Forward		
6/30/84	\$ 40,043	

*Projects Budget includes funding for:

1) Hose Co. #4	\$ 25,390
2) Victorian Commons	59,000
3) Core Area O-P Agreements	80,700
4) Local Development Corp	49,000

Century III - Eureka Tomorrow

Balance Forward	\$1,688,988	
Estimated Revenue	945,000	
Total Available		\$2,633,988
Projects Budget*	2,083,062	
Operating Budget	327,400	
Transfer to Housing	31,450	
Reserve for Parking	<u>80,000</u>	
Estimated Balance Forward		
6/30/84	\$ 112,076	

*Projects Budget includes funding for:

1) Site Acq-Conf Ctr	\$ 99,850
2) Wash St RR Cross	135,200
3) Park Lot-3rd & B	140,800
4) Core Area O-P Agreements	301,400
5) First St - L to S	1,034,812

6) Drain W'ly B'wy	300,000
7) Local Development Corp	71,000

Operations/Personal Services

Grand Total	\$ 327,400
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As specified in the California Redevelopment Law, the Agency has established an indebtedness with the City of Eureka to allow the Agency to receive Tax Increment funds. This Indebtedness is established pursuant to an "Agreement for the Construction of Public Improvements within the Century III - Phase I, Century III - Phase II and Eureka Tomorrow Redevelopment Projects", by and between the City of Eureka and Eureka Redevelopment Agency (commonly referred to as the Public Works Agreement). This Agreement is amended periodically to update projects, and estimate costs to more accurately reflect actual costs expended by the City/Agency in the implementation of the Redevelopment Plans. As of the most recent amendment to the Public Works agreement, the current indebtedness for each project is as follows:

Century III - Phase I	\$ 1,023,320
Century III - Phase II	\$ 1,102,159
Eureka Tomorrow	\$ 16,128,024

Eureka



Appendix

APPENDIX "A"

SUMMARY OF MAJOR PUBLIC IMPROVEMENTS

	<u>Cost</u>	<u>Funding</u>
Fish Processing Plant	402,945	City Share Only
Central Fire Facility	552,496	City Share Only
Parking Lot 5th & H	84,172	City Share Only
Conference Center Advisory	5,014	CDBG
Searles Street Improvement	18,847	Gas Tax
First Street Rehabilitation C to G	398,219	CDBG
Parking lot 1st & E, 3rd & E	68,535	NDP
Parking Lot 1st & D	38,812	NDP
Acquisition 315-2nd	3,930	CDBG
Sewer Replacement 1st & 2nd, C & F	229,574	CDBG
Parking Lot 1st & C	300,985	CDBG
Core Area Sidewalks	61,800	CDBG
Second Street Improvement Phase III, Parking Lot 2nd & H	491,963	CDBG
KLM Mall	295,121	NDP
Parking Lot 3rd & L	9,641	NDP Share Only
K-M Lot Acquisition	116,000	Capital Imp. Fund
Alley Improvement H & I, 1st & 2nd	45,567	Capital Imp. Fund
Sewer Replacemnt (4th & 5th, A to G Sts.)	147,578	CDBG
Parking lot 6th & M	67,896	EDA
Parking Lot (Washington St.)	61,473	Capital Imp. Fund
Tidelands litigation	146,798	
Myrtle Ave.-West Ave., Widening phase I	700,000	Gas Tax
Waterfront Drive - Phase I	1,024,676	General Fund

Waterfront Drive - Phase II	330,000	Revenue Sharing
Washington/Broadway Signal	45,000	Gas Tax
Wabash Ave. Recnstruction	314,959	Revenue Sharing Capital Imp. Fund
F Street Dock/C Street Dock	63,768	
LCP Eagle	24,012	CDBG/General Fund
EDA Elevator	104,110	
Washington Street Pump Demolition	15,600	Capital Imp. Fund
Second Street Improvement Phase I	140,000	NDP
Second Street Improvement Phase II	364,546	NDP
Second Street Improvement Phase IV	381,008	NDP
Pedestrian Mall	100,210	NDP
Parks	38,700	NDP

EUREKA REDEVELOPMENT AGENCY PROJECTS 1975-1983

CENTURY III - PHASE I

<u>NOS.</u>	<u>TYPE</u>	<u>DATE</u>	<u>NAME</u>	<u>LOCATION</u>	<u>PROJECT DESCRIPTION</u>	<u>FACADE EASEMENT</u>	<u>AGENCY COST</u>	<u>PROJECT COST</u>	<u>INCREASE IN ASSESSED VALUE</u>	<u>STATUS</u>
76-2	OPA	5/7/76	Lazio, L.	OTB&G, 327-2nd	Restaurant/Lounge Offices, Conference Facilities	Yes	30,000	61,424	211,387	Behind Schedule
77-1	OPA	2/22/77	Jaramillo, J.	Fogs/Patio 402-2nd	Rehab. commercial & residential units	Yes	N/A	132,000	131,785	Completed
77 -2	DDA	2/22/77	2nd, Income Property (Appleton, H.)	Vacant Parcel	Construct 2-story structure	No	N/A	Undeter.	--	Terminated
78-1	OPA	7/31/78	Imperiale/ Fannucchi	Metropole, 217-2nd	Rehab. structure, 24 residential units	Yes	13,000	572,600	341,186	Completed
78-2	OPA	7/31/78	Walund/ Squires/ Lipscomb	Eagle House, 139 2nd	Rehab. structure, office retail commercial, restaurant	Yes	22,000	666,980	66,780	Completed
79-9	DDA	12/11/79	Newman, C.	Vacant Parcel 319-2nd	Construct commercial/ Office structure	Yes	N/A	300,000	--	Delayed
80-4	OPA	8/14/80	Imperiale	212 E	Rehab. structure, 14 units	Yes	71,200	--	554,780	Completed
80-5	OPA	9/1/80	Carter, J.	317-3rd	Rehab. commercial structure	Yes	35,362	410,000	417,415	Completed
81-3	OPA	9/21/81	Vellutini	McDonald Bldg. 435 Snug Alley	Rehab. 2nd floor residential units	Yes	6,000	82,000	--	Completed Document to be recorded
82/2	OPA	6/30/82	Frink, Conlon, Gordon	Long Bldg. 417-2nd	Rehab. structure commercial condominium	Yes	41,000	430,000	--	On Schedule
82-3	OPA	7/20/82	Harris, Newman Wolfe	201-2nd	Rehab. structure into apts/commercial	Yes	40,000	515,000	--	To be Completed

EUREKA REDEVELOPMENT AGENCY PROJECTS 1975-1983 Cont'd.

CENTURY III - PHASE I

<u>NOS.</u>	<u>TYPE</u>	<u>DATE</u>	<u>NAME</u>	<u>LOCATION</u>	<u>PROJECT DESCRIPTION</u>	<u>FACADE EASEMENT</u>	<u>AGENCY COST</u>	<u>PROJECT COST</u>	<u>INCREASE IN ASSESSED VALUE</u>	<u>STATUS</u>
82-4	OPA	7/20/82	Cleveland	Driftwood	Upgrade 14 existing	Yes	13,600	136,000	--	Delayed
83-1	OPA	8/16/83	Lipscomb	123-2nd	Renovation for commercial use	Yes	45,000	300,000	340,000	On Schedule/ Amendment to Eagle House
83-2	OPA	10/18/83	Lipscomb	223 Second	Renovation for apartment and Comercial use	Yes	35,000	350,000	230,000	To Begin
							----- \$352,162	----- \$3,956,004		

EUREKA REDEVELOPMENT AGENCY PROJECTS 1975-1983

CENTURY III - PHASE II										
<u>NO.</u>	<u>TYPE</u>	<u>DATE</u>	<u>NAME</u>	<u>LOCATION</u>	<u>PROJECT DESCRIPTION</u>	<u>FACADE EASEMENT</u>	<u>AGENCY COST</u>	<u>PROJECT COST</u>	<u>INCREASE IN ASSESSED VALUE</u>	<u>STATUS</u>
75-1	C.S.	4/22/75	Seeders	1020-2nd	Rehab. 1 unit	Yes	N/A	46,700	82,616	Completed
75-2	C.S.	10/7/75	Carter, J	934-2nd	Construct new Victorian	Yes	N/A	64,035	55,816	Completed
75-3	C.S.	10/7/75	Carter, J.	Vacant Parcel	Construct new Victorian or relocate Victorian structure	No	N/A	--	--	Terminated (see 76-1)
75-4	OPA	11/25/75	Carter, J.	3rd, Between J&K	Rehab. Victorians	No	--	--	--	Terminated (see 76-1)
76-1	OPA	1/27/76	Carter, J.	Incorporate 75-3; 75-4	Rehab. Victorians; Construct or relocate Victorians	Yes	23,000	30,000	17,036	Behind Schedule
76-3	OPA	12/28/76	Carter, M.	2nd & F	Rehab. structure into commercial units	Yes	33,300	78,500	160,077	Completed
77-3	OPA	12/30/77	Larson, G.	1006-2nd	Relocate Victorian structure	Yes	2,500	6,000	--	Completed
79-2	DDA	3/6/79	Heffernan/Hanson	309 "O"	Relocate Victorian structure	Yes	N/A	30,500	48,440	Completed
79-3	DDA	3/20/79	McFarland/Szady	305 "O"	Relocate and Rehab. Victorian	Yes	N/A	11,571	73,500	Completed
80-1	DDA	3/25/80	Carter, M	1033-3rd	Construct new Victorian	Yes	N/A	164,500	80,666	Completed
83-1	DDA	5/3/83	Sweet, B.	1014-2nd	Construct new residential/ office complex	No	38,000	410,000	380,000	Delayed
83-2	OPA	5/3/83	Native Sons of the Golden West	623-3rd	Improvements	Yes	10,000	19,707	--	Completed
83-3	OPA	5/17/83	Maritime Museum Association	2nd McFarlan Site	Reconstruction of the McFarlan House	Yes	6,388	74,000	--	Completed

EUREKA REDEVELOPMENT AGENCY PROJECTS 1975-1983 (Cont'd.)

Century III - Phase II

<u>NO.</u>	<u>TYPE</u>	<u>DATE</u>	<u>NAME</u>	<u>LOCATION</u>	<u>PROJECT DESCRIPTION</u>	<u>FACADE EASEMENT</u>	<u>AGENCY COST</u>	<u>PROJECT COST</u>	<u>INCREASE IN ASSESSED VALUE</u>	<u>STATUS</u>
83-4	DDA	6/28/83	Macdonald, J.	SW Corner 2nd & L	Relocate Victorian	No	9.155	96,000	--	On Schedule
83-5	DDA	9/20/83	Stevens- Carter, M. & C.	SE Corner 3rd & L	Construct new Victorian	No	50,000	554,000	500,000	Delayed

EUREKA REDEVELOPMENT AGENCY PROJECTS 1975-1983

EUREKA TOMORROW

<u>POS.</u>	<u>TYPE</u>	<u>DATE</u>	<u>NAME</u>	<u>LOCATION</u>	<u>PROJECT DESCRIPTION</u>	<u>FACADE EASEMENT</u>	<u>AGENCY COST</u>	<u>PROJECT COST</u>	<u>INCREASE IN ASSESSED VALUE</u>	<u>STATUS</u>
79-1	OPA	1/25/79	Red Lion Motor Lodge, Inc.	3rd & V	Expand existing motel 42 units	No	N/A	1,239,475	1,347,709	Completed
79-4	OPA	4/25/79	Daly's Realty Co.	410 G	Rehab. Old State Theatre structure, commercial Use	Yes	46,000	460,000	445,885	Completed
79-5	OPA	5/22/79	McMurray, T/Aamco	1607-5th	Construct new building	No	2,500	90,678	107,434	Completed
79-6	DDA	5/29/79	Salvation Residences Inc.	West Ave. & Tydd	Construct 150 elderly housing units	No	275,000	7,000,000	(80,000)	On Schedule
79-7	OPA	6/26/79	Bank of Loleta	4th & F	Rehab. existing structure	Yes	13,000	712,000	1,083,991	Completed
79-8	OPA	10/23/79	Eureka Central (Barcelon/ Burger)	4th & E	Rehab. structure for 36 elderly residential units	Yes	76,253	1,095,250	498,843	Completed
80-2	OPA	4/22/80	Williams Bldg. William, W.	309 E	Rehab. 20 apartment units	Yes	60,850	680,000	558,245	Completed
80-3	OPA	6/25/80	Redwood Theatres, Inc., (Mann, R.)	100-2nd	Construct 4-plex Theatre	Yes	108,000	1,250,000	--	Behind Schedule
81-1	OPA	3/24/81	Carter, J.	5th & C	Rehab. existing structure into commercial	Yes	35,800	456,250	--	Completed
81-2	OPA	5/4/81	Bay Tank Boiler (Cunningham, D.)	14th & Koster	Expand existing structure	No	3,240	32,400	37,201	Completed
82-1	DDA	2/22/82	McBeth	Koster & Cedar Sts.	Construct new structure	No	300,950	270,000	--	On Schedule

EUREKA REDEVELOPMENT AGENCY PROJECTS 1975-1983

EUREKA TOMORROW

<u>NOS.</u>	<u>TYPE</u>	<u>DATE</u>	<u>NAME</u>	<u>LOCATION</u>	<u>PROJECT DESCRIPTION</u>	<u>FACADE EASEMENT</u>	<u>AGENCY COST</u>	<u>PROJECT COST</u>	<u>INCREASE IN ASSESSED VALUE</u>	<u>STATUS</u>
83-1	OPA	6/23/83	Spencer Engineering	1108-6th	Enlarge & construct new Building	No	16,000	160,000	--	To Begin
							<u>\$937,593</u>	<u>\$13,426,153</u>		

EUREKA REDEVELOPMENT AGENCY PROJECTS 1975-1983

CENTURY III - PHASE I

<u>NOS.</u>	<u>TYPE</u>	<u>DATE</u>	<u>NAME</u>	<u>LOCATION</u>	<u>PROJECT DESCRIPTION</u>	<u>FACADE EASEMENT</u>	<u>AGENCY COST</u>	<u>PROJECT COST</u>	<u>INCREASE IN ASSESSED VALUE</u>	<u>STATUS</u>
76-2	OPA	5/7/76	Lazio, L.	OTB&G, 327-2nd	Restaurant/Lounge Offices, Conference Facilities	Yes	30,000	61,424	211,387	Behind Schedule
77-1	OPA	2/22/77	Jaramillo, J.	Fogs/Patio 402-2nd	Rehab. commercial & residential units	Yes	N/A	132,000	131,785	Completed
77 -2	DDA	2/22/77	2nd, Income Property (Appleton, H.)	Vacant Parcel	Construct 2-story structure	No	N/A	Undeter.	--	Terminated
78-1	OPA	7/31/78	Imperiale/ Fannucchi	Metropole, 217-2nd	Rehab. structure, 24 residential units	Yes	13,000	572,600	341,186	Completed
78-2	OPA	7/31/78	Walund/ Squires/ Lipscomb	Eagle House, 139 2nd	Rehab. structure, office retail commercial, restaurant	Yes	22,000	666,980	66,780	Completed
79-9	DDA	12/11/79	Newman, C.	Vacant Parcel 319-2nd	Construct commercial/ Office structure	Yes	N/A	300,000	--	Delayed
80-4	OPA	8/14/80	Imperiale	212 F	Rehab. structure, 14 units	Yes	71,200	--	554,780	Completed
80-5	OPA	9/1/80	Carter, J.	317-3rd	Rehab. commercial structure	Yes	35,362	410,000	417,415	Completed
81-3	OPA	9/21/81	Vellutini	Mcdonald Bldg. 435 Snug Alley	Rehab. 2nd floor residential units	Yes	6,000	82,000	--	Completed Document to be recorded
82/2	OPA	6/30/82	Frink, Conlon, Gordon	Long Bldg. 417-2nd	Rehab. structure commercial condominium	Yes	41,000	430,000	--	On Schedule
82-3	OPA	7/20/82	Harris, Newman Wolfe	201-2nd	Rehab. structure into apts/commercial	Yes	40,000	515,000	--	To be Completed

EUREKA REDEVELOPMENT AGENCY PROJECTS 1975-1983 Cont'd.

CENTURY III - PHASE I

<u>NOS.</u>	<u>TYPE</u>	<u>DATE</u>	<u>NAME</u>	<u>LOCATION</u>	<u>PROJECT DESCRIPTION</u>	<u>FACADE EASEMENT</u>	<u>AGENCY COST</u>	<u>PROJECT COST</u>	<u>INCREASE IN ASSESSED VALUE</u>	<u>STATUS</u>
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83-2	OPA	10/18/83	Lipscomb	223 Second	Renovation for apartment and Comercial use	Yes	35,000	350,000	230,000	To Begin
							<u>\$352,162</u>	<u>\$3,956,004</u>		

EUREKA REDEVELOPMENT AGENCY PROJECTS 1975-1983

CENTURY III - PHASE II

<u>NO.</u>	<u>TYPE</u>	<u>DATE</u>	<u>NAME</u>	<u>LOCATION</u>	<u>PROJECT DESCRIPTION</u>	<u>FACADE EASEMENT</u>	<u>AGENCY COST</u>	<u>PROJECT COST</u>	<u>INCREASE IN ASSESSED VALUE</u>	<u>STATUS</u>
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75-4	OPA	11/25/75	Carter, J.	3rd, Between J&K	Rehab. Victorians	No	--	--	--	Terminated (see 76-1)
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76-3	OPA	12/28/76	Carter, M.	2nd & F	Rehab. structure into commercial units	Yes	33,300	78,500	160,077	Completed
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80-1	DDA	3/25/80	Carter, M	1033-3rd	Construct new Victorian	Yes	N/A	164,500	80,666	Completed
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83-3	OPA	5/17/83	Maritime Museum Association	2nd McFarlan Site	Reconstruction of the McFarlan House	Yes	6,388	74,000	--	Completed

EUREKA REDEVELOPMENT AGENCY PROJECTS 1975-1983 (Cont'd.)

Century III - Phase II

<u>NO.</u>	<u>TYPE</u>	<u>DATE</u>	<u>NAME</u>	<u>LOCATION</u>	<u>PROJECT DESCRIPTION</u>	<u>FACADE EASEMENT</u>	<u>AGENCY COST</u>	<u>PROJECT COST</u>	<u>INCREASE IN ASSESSED VALUE</u>	<u>STATUS</u>
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33-5	DDA	9/20/83	Stevens- Carter, M. & C.	SE Corner 3rd & L	Construct new Victorian	No	50,000	554,000	500,000	Delayed

EUREKA REDEVELOPMENT AGENCY PROJECTS 1975-1983

EUREKA TOMORROW

<u>NOS.</u>	<u>TYPE</u>	<u>DATE</u>	<u>NAME</u>	<u>LOCATION</u>	<u>PROJECT DESCRIPTION</u>	<u>FACADE EASEMENT</u>	<u>AGENCY COST</u>	<u>PROJECT COST</u>	<u>INCREASE IN ASSESSED VALUE</u>	<u>STATUS</u>
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79-5	OPA	5/22/79	McMurray, T/Aamco	1607-5th	Construct new building	No	2,500	90,678	107,434	Completed
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79-8	OPA	10/23/79	Eureka Central (Barcelon/ Burger)	4th & E	Rehab. structure for 36 elderly residential units	Yes	76,253	1,095,250	498,843	Completed
30-2	OPA	4/22/80	Williams Bldg. William, W.	309 E	Rehab. 20 apartment units	Yes	60,850	680,000	558,245	Completed
30-3	OPA	6/25/80	Redwood Theatres, Inc., (Mann, R.)	100-2nd	Construct 4-plex Theatre	Yes	108,000	1,250,000	--	Behind Schedule
31-1	OPA	3/24/81	Carter, J.	5th & C	Rehab. existing structure into commercial	Yes	35,800	456,250	--	Completed
31-2	OPA	5/4/81	Bay Tank Boiler (Cunningham, D.)	14th & Koster	Expand existing structure	No	3,240	32,400	27,201	Completed
32-1	DDA	2/22/82	McBeth	Koster & Cedar Sts.	Construct new structure	No	300,950	270,000	--	On Schedule

EUREKA REDEVELOPMENT AGENCY PROJECTS 1975-1983

EUREKA TOMORROW"

<u>NOS.</u>	<u>TYPE</u>	<u>DATE</u>	<u>NAME</u>	<u>LOCATION</u>	<u>PROJECT DESCRIPTION</u>	<u>FACADE EASEMENT</u>	<u>AGENCY COST</u>	<u>PROJECT COST</u>	<u>INCREASE IN ASSESSED VALUE</u>	<u>STATUS</u>
83-1	OPA	6/23/83	Spencer Engineering	1108-6th	Enlarge & construct new Building	No	16,000	160,000	--	To Begin
							<u>\$937,593</u>	<u>\$13,426,153</u>		

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